

012.0

0003

0014.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

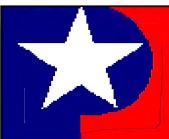
776,800 / 776,800

USE VALUE:

776,800 / 776,800

ASSESSED:

776,800 / 776,800


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
58		ELIOT PK, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: OCONNELL LIAM E	
Owner 2:	
Owner 3:	
Street 1: 58 ELIOT RD	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y

PREVIOUS OWNER	Type:
Owner 1: MAHONEY ANN P/LIFE ESTATE -	
Owner 2: -	
Street 1: 58 ELIOT ROAD	
Twn/City: ARLINGTON	

St/Prov: MA	Cntry
Postal: 02474	Type:

NARRATIVE DESCRIPTION	
This parcel contains .12 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1939, having primarily Wood Shingle Exterior and 1480 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	
Flood Haz:	
D	
s	
t	

Exempt	
water	
Sewer	
Electri	
Topo	1
Street	
Gas:	

LAND SECTION (First 7 lines only)	
Use Code	Description LUC Fact
101	One Family
	No of Units
	Depth / PriceUnits
	Unit Type
	Land Type

LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family	5244	Sq. Ft.	Site	0	85.	1.10	2					490,724						490,700	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	5244.000	286,100		490,700	776,800		9617
							GIS Ref
							GIS Ref
							Insp Date
							12/16/17

PREVIOUS ASSESSMENT		Parcel ID		PAT ACCT.						
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	286,100	0	5,244.	490,700	776,800		Year end	12/23/2021
2021	101	FV	276,800	0	5,244.	490,700	767,500		Year End Roll	12/10/2020
2020	101	FV	276,800	0	5,244.	490,700	767,500		767,500 Year End Roll	12/18/2019
2019	101	FV	223,600	0	5,244.	635,100	858,700		858,700 Year End Roll	1/3/2019
2018	101	FV	227,300	0	5,244.	404,100	631,400		631,400 Year End Roll	12/20/2017
2017	101	FV	227,300	0	5,244.	369,500	596,800		596,800 Year End Roll	1/3/2017
2016	101	FV	227,300	0	5,244.	300,200	527,500		527,500 Year End	1/4/2016
2015	101	FV	214,200	0	5,244.	300,200	514,400		514,400 Year End Roll	12/11/2014

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MAHONEY ANN P,	1431-5		2/22/2013	Convenience		1	No	No	Ann Patricia Mahoney d.o.d. 2/21/2013.
PEARSON GILLIAN	1142-103		6/23/1995		208,700	No	No	Y	

BUILDING PERMITS										ACTIVITY INFORMATION									
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment		Date	Result	By	Name						
8/25/2014	1060	New Wind	2,271	8/25/2014				Install 4 replacem		12/16/2017	Meas/Inspect	BS	Barbara S						
4/8/2008	322	Addition	157,432 C			G9	GR FY09	12X26 - 1 STORY W/		5/6/2009	Measured	372	PATRIOT						
11/17/2006	1009	Redo Kit	8,000			G8	GR FY08			9/27/1999	Meas/Inspect	264	PATRIOT						
										8/26/1993		EK							

Sign: \_\_\_\_\_ VERIFICATION OF VISIT NOT DATA \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

